



A BILL FOR AN ORDINANCE

RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Findings and Purpose. Ordinance 09-4 amended Chapter 21 of the Revised Ordinances of Honolulu 1990 (the Land Use Ordinance) to provide a procedure for creating special districts around rail transit stations known as transit-oriented development (TOD) zones, and establishing regulations to foster development of livable communities that realize transit benefits.

Planning for these TOD zones was intended to be open, inclusive and visionary, with the goal of increasing the quality of life through rejuvenated community character and the preservation and enhancement of historic, cultural, scenic, natural and other community resources and landmarks, while recognizing the relationship between zoning, financing and real estate market dynamics.

The Council finds that convenient access to healthcare providers and healthcare services is a vital element of a healthy live-work-play community, in part due to the State's aging population, which is among the fastest growing in the nation, and Hawaii's cultural commitment to aging in place. Rail transit will provide the City's kupuna with a transportation alternative, particularly for those who frequently use healthcare services. Healthcare services hubs, consisting of clusters of medical and dental facilities and practices, exist along the rail line and near transit stations, particularly in the Ala Moana area.

The Council further finds that with the current shortage of doctors in the State and concerns about continuity of care, minimizing the loss of healthcare services in TOD zones is critical to public health and welfare. Moreover, preserving existing healthcare providers and services is crucial because they often require specialized infrastructure and significant investment in leasehold improvements. TOD planning should therefore seek to preserve a critical mass of healthcare providers and services in TOD zones to serve Oahu's families.

The purpose of this ordinance is to amend the provisions of the LUO to include the preservation of healthcare services as a priority in neighborhood TOD plans.

SECTION 2. Section 21-9.100-2, Revised Ordinances of Honolulu 1990 ("Neighborhood TOD plans"), is amended by amending subsection (a) to read as follows:



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- "(a) For each TOD zone, the department shall prepare a neighborhood TOD plan which serves as the basis for the creation or amendment of a TOD zone and the TOD development regulations applicable thereto. Each neighborhood TOD plan shall address, at minimum, the following:
- (1) The general objectives for the particular TOD zone in terms of overall economic revitalization, neighborhood character, and unique community historic and other design themes. Objectives shall summarize the desired neighborhood mix of land uses, general land use intensities, circulation strategies, general urban design forms, and cultural and historic resources that form the context for TOD.
 - (2) Recommend parcels to be included in the TOD zone, taking into account natural topographic barriers, extent of market interest in redevelopment, and the benefits of transit including the potential to increase transit ridership.
 - (3) Recommended zoning controls, including architectural and community design principles, open space requirements, parking standards, and other modifications to existing zoning requirements, or the establishment of new zoning precincts, as appropriate, including density incentives. Prohibition of specific uses shall be considered. Form-based zoning may be considered.
 - (4) Preservation of existing affordable housing and potential opportunities for new affordable housing, and as appropriate, with supportive services.
 - (5) Preservation of existing healthcare services. For purposes of this subdivision, "healthcare services" means the furnishing of medicine, medical or surgical treatment, nursing, hospital service, dental service, optometrical service, complementary health services or any other necessary services of like character intended to prevent, alleviate, cure or heal human illness, physical disability or injury.
- [(5)] (6) Avoid gentrification of the community.
- [(6)] (7) General direction on implementation of the recommendations, including the phasing, timing and approximate cost of each recommendation, as appropriate, and new financing opportunities that should be pursued."



CITY COUNCIL
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SECTION 3. New ordinance material is underscored. When revising, compiling or printing this ordinance for inclusion in the Revised Ordinances of Honolulu, the revisor of ordinances need not include the underscoring.

SECTION 4. This ordinance will take effect upon its approval.

INTRODUCED BY:

Chen (br)

DATE OF INTRODUCTION:

FEB - 8 2017

Honolulu, Hawaii

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Don S. Kitaoka
Deputy Corporation Counsel DON S. KITAOKA

APPROVED this 26th day of May, 20 17.

Kirk Caldwell
KIRK CALDWELL, Mayor
City and County of Honolulu

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

ORDINANCE 17-20

BILL 14 (2017)

Introduced: 02/08/17

By: RON MENOR – BY REQUEST

Committee: ZONING AND HOUSING

Title: A BILL FOR AN ORDINANCE RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

Voting Legend: * = Aye w/Reservations

02/22/17	COUNCIL	BILL PASSED FIRST READING AND REFERRED TO COMMITTEE ON ZONING AND HOUSING. 8 AYES: ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MARTIN, MENOR, OZAWA, PINE. 1 ABSENT: ANDERSON.
04/06/17	ZONING AND HOUSING	CR-138 - BILL REPORTED OUT OF COMMITTEE FOR PASSAGE ON SECOND READING AND SCHEDULING OF A PUBLIC HEARING.
04/15/17	PUBLISH	PUBLIC HEARING NOTICE PUBLISHED IN THE HONOLULU STAR-ADVERTISER.
04/26/17	COUNCIL/PUBLIC HEARING	CR-138 ADOPTED. BILL PASSED SECOND READING, PUBLIC HEARING CLOSED AND REFERRED TO COMMITTEE ON ZONING AND HOUSING. 8 AYES: ANDERSON, FUKUNAGA, KOBAYASHI, MANAHAN, MARTIN, MENOR, OZAWA, PINE. 1 ABSENT: ELEFANTE.
05/03/17	PUBLISH	SECOND READING NOTICE PUBLISHED IN THE HONOLULU STAR-ADVERTISER.
05/04/17	ZONING AND HOUSING	CR-191 – BILL REPORTED OUT OF COMMITTEE FOR PASSAGE ON THIRD READING.
05/10/17	COUNCIL	CR-191 ADOPTED AND BILL 14 (2017) PASSED THIRD READING. 9 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MARTIN, MENOR, OZAWA, PINE.

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this BILL.



GLEN J. TAKANASHI, CITY CLERK

RON MENOR, CHAIR AND PRESIDING OFFICER